

ZONING INSPECTION REPORT

Inspector: RENE FERNANDEZ

Inspection Date:

Evaluator: JAMES MURPHY

11/28/07

Process # **Applicant's Name**
Z2006000309 EUREKA BUILDERS 184, LLC

Locations: 18201 S.W. 112 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Size: 1.13 ACRES **Folio #** 3050310000280

Request:

1 DBC from AU to RU-3M

EXISTING ZONING

Subject Property AU,

EXISTING USE VACANT

SITE CHARACTERISTICS

STRUCTURES ON SITE:

TWO RESIDENCES THAT I COULD SEE, COULD NOT GO BACK TO REAR ON EITHER ONE.

USE(S) OF PROPERTY:

RESIDENTIAL

FENCES/WALLS:

6-FT WOOD GATES, 6-FT CHAIN LINK IN MOST OF THE AREAS.

LANDSCAPING:

NOT WELL MAINTAIN AT ALL

BUFFERING:

FENCES AND IN SOME AREAS SHRUBS.

VIOLATIONS OBSERVED:

COULD NOT TELL FROM FRONT OF HOUSES, COULD NOT ENTER TO REAR

OTHER:

NONE

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SURROUNDING PROPERTY

NORTH:

AU, RESIDENCE.

SOUTH:

AU, RESIDENCE.

EAST:

AU, BAD SHAPE RESIDENCE

WEST:

RU-1, COMMERCIAL PARKING

SURROUNDING AREA

TYPICAL RESIDENTIAL, WITH SCHOOLS, GAS STATIONS, BRAND NEW
TOWNHOMESCOMMUNITY, OPEN LOTS, CHURCHES, ETC.

NEIGHBORHOOD CHARACTERISTICS

DITTO

COMMENTS:

NONE